

PHA 5-Year and Annual Plan 2011 TN053v03 – Final	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>McMinnville Housing Authority</u> PHA Code: <u>TN053</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2011</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>428</u> Number of HCV units: <u>0</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) Not Applicable				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:		Not Applicable		
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. See below.				
5.1	mission. state the pha's mission for serving the needs of low-income, very low-income, and extremely low income families in the pha's jurisdiction for the next five years: Not Applicable to Annual Plan				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Not Applicable to Annual Plan				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Not required to be submitted to HUD for Qualified Public Housing Agencies per PIH Notice 2008-41. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Not Applicable.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. See Attachment No. 1				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See Attached.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See Attached				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See Attached				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. Not Applicable.				
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Not required to be submitted to HUD for Qualified Public Housing Agencies per PIH Notice 2008-41.				

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. Not required to be submitted to HUD for Qualified Public Housing Agencies per PIH Notice 2008-41.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. Not Applicable</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" Not required to be submitted to HUD for Qualified Public Housing Agencies per PIH Notice 2008-41.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (Attachment 2)</p> <p>(g) Challenged Elements (Attachment 3)</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

ATTACHMENT NO. 1: PROPOSED PHA PROGRAMS AND DEVELOPMENT PLANS

The McMinnville Housing Authority has applied to THDA for a LIHTC 1602 grant to complete Phase II of Griswold Terrace which will include up to 10 additional one bedroom dwelling units. If the LIHTC application is funded the MHA will transfer the existing public housing property to the LIHTC ownership entity via the HUD property disposition application process. If the LIHTC application is not funded the MHA will complete some or all of these units with future Capital Funds.

ATTACHMENT NO. 2: RESIDENT ADVISORY BOARD AND PUBLIC HEARING COMMENTS

The McMinnville Housing Authority staff discussed the FY 2010 Agency Plan/5-Year Plan and the detailed list of proposed FY 2010 and 5-Year capital fund improvements with the MHA Resident Advisory Board (RAB) members and other tenants present at the May 27, 2010 RAB Meeting and the June 28, 2010 formal Public Hearing. The RAB and all participants supported the proposed CFP work items.

The MHA Board of Commissioners approved the TN053v02 version/Amended Agency Plan at their meeting conducted on June 20, 2010.

ATTACHMENT NO. 3: CHALLENGED ELEMENTS

No challenged elements.

ATTACHMENT NO. 4: VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

McMINNVILLE HOUSING AUTHORITY

**301 Hardaway St.
McMinnville, Tennessee 37110
931 473-3286**

VIOLENCE AGAINST WOMEN ACT PHA STATEMENT

The McMinnville Housing Authority provides or offers referrals, training and information to anyone being abused. This includes child or adult victims of domestic violence, dating violence, sexual assault or stalking.

We are a partner in the local Social Service Community Board and have referral information available for the Families in Crisis, which is our local domestic abuse program. This agency is an excellent provider of information and refuge for victims of domestic violence.

We often provide housing to victims directly from the Families in Crisis that are fleeing domestic violence and need a safe place to reside. We refer our residents to the Families in Crisis shelter, when they need enhanced safety due to domestic violence.

Our local Police Department also provides training for our residents at our Resident Activity Centers on domestic violence and self defense.

We provide the VAWA Notice to all applicants and tenants of their rights under VAWA together with the HUD 50066 form. This notice includes the Domestic Violence hotline number and web address in addition to other information.

We have amended our lease to include additional language that clearly specifies our right to bifurcate the lease to evict the perpetrator while protecting the victims from domestic violence.

MCMINNVILLE HOUSING AUTHORITY

**301 Hardaway St.
McMinnville, Tennessee 37110
931 473-3286**

VIOLENCE AGAINST WOMEN ACT PHA POLICY

BACKGROUND

The Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA) provides protection for tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on such acts of violence against them.

In general, the law provides, in part, that criminal activity directly relating to domestic violence, dating violence or stalking, engaged in by a member of a tenant's household, or any guest or other persons under the tenant's control, shall not be cause for termination of assistance, tenancy or occupancy rights of the tenant or immediate family member if the tenant's family is the victim or threatened victim of the abuse. The law provides that an incident or incidents of actual or threatened domestic violence, dating violence or stalking will not be construed as serious or repeated violations of the lease by the victim or threatened victim of that violence, and will not be "good cause" for termination of assistance, tenancy, or occupancy rights of a victim of such violence.

Furthermore, the law allows a PHA to "bifurcate" a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to the lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant.

The VAWA also allows PHAs to request an individual to certify that the individual is a victim of abuse and that the incidences of abuse are bona fide. The certification must include the name of the perpetrator, and any other statutorily required information. The victim must provide the certification within 14 business days after the individual receives a request for such a certification from the PHA.

DEFINITIONS

The following definitions were incorporated into the United States Housing Act and apply to this policy:

Domestic Violence: Includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with, or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

Dating Violence: Violence committed by a person:

- who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- where the existence of such a relationship shall be determined based on a consideration of the following factors: 1) the length of the relationship; 2) the type of relationship, and 3) the frequency of interaction between the persons involved in the relationship.

Stalking: To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to 1) that person; 2) a member of the immediate family of that person, or 3) the spouse or intimate partner of that person.

Immediate Family Member: A spouse, parent, brother or sister, or child of the person, or an individual to whom that person stands in loco parentis (in place of a parent); or any other person living in the household of that person and related to that person by blood or marriage.

POLICY

The following policy amends the *Admissions and Occupancy Policy (ACOP)* and the Apartment Lease by reference. Appropriate language has been added to the ACOP and Apartment lease.

A copy of this policy is available at the main office of the housing authority. A copy will be made available on request.

Admissions and Occupancy and Termination of Assistance

Being a victim of domestic violence, dating violence, or stalking, will not be considered by the McMinnville Housing Authority (MHA) to be a basis for denial of assistance, or admission to public housing if the application otherwise qualifies for assistance or admission.

Incidents or threats of abuse will not be construed by the MHA as serious or repeated violations of the lease or other “good cause” for termination of the assistance, tenancy, or occupancy rights of a victim of abuse.

Criminal activity directly relating to abuse, engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control, shall not be cause for termination of assistance, tenancy or occupancy rights if the tenant or an immediate family member of the tenant’s family is the victim or threatened victim of the abuse.

Rights of the McMinnville Housing Authority

The MHA may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to the lease, in order to evict, remove, terminate occupancy rights or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant, and such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by federal, state and local law for the termination of leases, or assistance under HUD’s Public Housing Program.

Certification of Abuse and Confidentiality

The MHA will require that an individual certify that he/she is a victim of abuse and that the incidences of abuse are bonafide. The certification must include the name of the perpetrator, and any other statutorily required information. The victim must provide the certification to the PHA within 14 business days after the individual receives a request from the PHA. The individual may utilize the attached *Form HUD 50066, Certification of Domestic Violence, Dating Violence, or Stalking* to certify the abuse to the MHA. In lieu of Form HUD 50066, the individual may provide the MHA with documentation signed by an employee, agent, volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking, or the affects of the abuse, in which the professional attests (under penalty of perjury (28 U.S.C. 1746) to the professionals belief that the incident or incidents in question are bonafide incidents of abuse, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation. In cases where the individual does not submit the required certification, the PHA may terminate assistance.

Notification to Residents

The PHA will provide notice to all residents and applicants of their rights under Section 6 of the United States Housing Act of 1937 as amended by the Violence Against Women Act of 2005. These rights include the residents' right to confidentiality and the limits thereof, the availability of Form HUD 50066, and that the resident may not be evicted solely on the basis that they are a victim of domestic violence. A sample notice is included with this policy.

Confidentiality

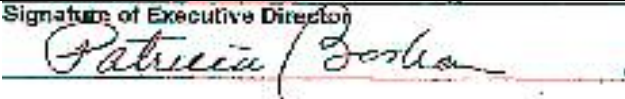
All information provided to the MHA relating to the incident(s) of domestic violence, including the fact that the individual is a victim of domestic violence, dating violence, or stalking will be retained in confidence by the MHA and will not be entered into any shared database nor provided to a related entity, except to the extent that the disclosure is (a) requested or consented by the individual in writing; (b) required for use in an eviction proceeding or termination of assistance; or, (c) otherwise required by applicable law.

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350111 Replacement Housing Factor Grant No:			Federal FY of Grant: 2011
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00			
2	1406 Operations	\$50,000.00			
3	1408 Management Improvements	\$150,000.00			
4	1410 Administration	\$75,000.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$51,000.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$30,000.00			
10	1460 Dwelling Structures	\$309,000.00			
11	1465 Dwelling Equipment—Nonexpendable	\$0.00			
12	1470 Nondwelling Structures	\$20,000.00			
13	1475 Nondwelling Equipment	\$55,000.00			
14	1485 Demolition	\$0.00			
15	1492 Moving to Work Demonstration	\$0.00			
16	1495.1 Relocation Costs	\$0.00			
17	1499 Development Activities	\$10,000.00			

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part I: Summary**

PHA Name: McMinnville Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN43P05350111 Replacement Housing Factor Grant No:	Federal FY of Grant: 2011
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<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18a	1501 Collateralization or Debt Service	\$0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00			
19	1502 Contingency	\$0.00			
20	Amount of Annual Grant: (sum of lines 2 – 20)	\$750,000.00			
21	Amount of line 20 Related to LBP Activities	\$0.00			
22	Amount of line 20 Related to Section 504 compliance	\$0.00			
23	Amount of line 20 Related to Security – Soft Costs	\$0.00			
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00			
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00			
Signature of Executive Director  Date: 6/29/10		Signature of Public Housing Director _____ Date _____			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350111 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Transfer funds to operating budget	1406	1	\$50,000.00				
PHA-Wide	Management Improvements	1408	1	\$150,000.00				
TN053000001	Capital Fund Management Fee	1410	1	\$75,000.00				
TN053000001	A/E Design Services	1430	1	\$30,000.00				
TN053000001	A/E Inspection Services	1430	1	\$15,000.00				
TN053000001	Environmental Review	1430	1	\$2,000.00				
TN053000001	Hazard Testing	1430	1	\$2,000.00				
TN053000001	Update flat rent study	1430	1	\$1,000.00				
TN053000001	Utility allowance review	1430	1	\$1,000.00				
TN053000001	Clerk of the Works	1460	1	\$50,000.00				
TN053000001	Force Account Labor (and fringe benefits) for modernization activities	1460	1	\$95,000.00				
TN053000001	Maintenance Vehicle	1475	1	\$25,000.00				
TN053000001	Computer Hardware	1475	1	\$10,000.00				
TN053000001	Office/community space furnishings/equipment	1475	1	\$10,000.00				
TN053000001	Replace telephone system	1475	1	\$10,000.00				
TN053000001	Site Improvements	1450	1	\$30,000.00				
TN053000001	Building Exterior	1460	1	\$30,000.00				
TN053000001	Roofing	1460	1	\$30,000.00				
TN053000001	HVAC	1460	1	\$20,000.00				
TN053000001	Electrical Improvements	1460	1	\$20,000.00				
TN053000001	Plumbing	1460	1	\$20,000.00				
TN053000001	Kitchen Renovation	1460	1	\$20,000.00				
TN053000001	Bathroom Renovation	1460	1	\$20,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350111 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2011		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TN053000001	Unit Conversions	1460	1	\$10,000.00				
TN053000001	Finishes	1460	1	\$4,000.00				
TN053000001	Non-Dwelling Structures	1470	1	\$10,000.00				
TN053000001	Development Activities including property disposition	1499	1	\$10,000.00				


¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350110 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00		
2	1406 Operations	\$50,000.00	44,063.00		
3	1408 Management Improvements	\$150,000.00	\$150,000.00		
4	1410 Administration	\$75,000.00	\$75,000.00		
5	1411 Audit	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00		
7	1430 Fees and Costs	\$51,000.00	\$51,000.00		
8	1440 Site Acquisition	\$0.00	\$0.00		
9	1450 Site Improvement	\$30,000.00	\$30,000.00		
10	1460 Dwelling Structures	\$309,000.00	\$309,000.00		
11	1465 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00		
12	1470 Nondwelling Structures	\$20,000.00	\$20,000.00		
13	1475 Nondwelling Equipment	\$55,000.00	\$55,000.00		
14	1485 Demolition	\$0.00	\$0.00		
15	1492 Moving to Work Demonstration	\$0.00	\$0.00		
16	1495.1 Relocation Costs	\$0.00	\$0.00		
17	1499 Development Activities	\$10,000.00	\$10,000.00		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350110 Replacement Housing Factor Grant No:			Federal FY of Grant: 2010
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18a	1501 Collateralization or Debt Service	\$0.00	\$0.00		
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00		
19	1502 Contingency	\$0.00	\$0.00		
20	Amount of Annual Grant: (sum of lines 2 – 20)	\$750,000.00	\$744,063.00		
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00		
22	Amount of line 20 Related to Section 504 compliance	\$0.00	\$0.00		
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00		
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00	\$0.00		
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00		
Signature of Executive Director  Date: 6/29/10		Signature of Public Housing Director _____ Date _____			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350110 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Transfer funds to operating budget	1406	1	\$50,000.00	\$44,063.00			
PHA-Wide	Management Improvements	1408	1	\$150,000.00	\$150,000.00			
TN053000001	Capital Fund Management Fee	1410	1	\$75,000.00	\$75,000.00			
TN053000001	A/E Design Services	1430	1	\$30,000.00	\$30,000.00			
TN053000001	A/E Inspection Services	1430	1	\$15,000.00	\$15,000.00			
TN053000001	Environmental Review	1430	1	\$2,000.00	\$2,000.00			
TN053000001	Hazard Testing	1430	1	\$2,000.00	\$2,000.00			
TN053000001	Update flat rent study	1430	1	\$1,000.00	\$1,000.00			
TN053000001	Utility allowance review	1430	1	\$1,000.00	\$1,000.00			
TN053000001	Clerk of the Works	1460	1	\$50,000.00	\$50,000.00			
TN053000001	Force Account Labor (and fringe benefits) for modernization activities	1460	1	\$95,000.00	\$95,000.00			
TN053000001	Maintenance Vehicle	1475	1	\$25,000.00	\$25,000.00			
TN053000001	Computer Hardware	1475	1	\$10,000.00	\$10,000.00			
TN053000001	Office/community space furnishings/equipment	1475	1	\$10,000.00	\$10,000.00			
TN053000001	Replace telephone system	1475	1	\$10,000.00	\$10,000.00			
TN053000001	Site Improvements	1450	1	\$30,000.00	\$30,000.00			
TN053000001	Building Exterior	1460	1	\$30,000.00	\$30,000.00			
TN053000001	Roofing	1460	1	\$30,000.00	\$30,000.00			
TN053000001	HVAC	1460	1	\$20,000.00	\$20,000.00			
TN053000001	Electrical Improvements	1460	1	\$20,000.00	\$20,000.00			
TN053000001	Plumbing	1460	1	\$20,000.00	\$20,000.00			
TN053000001	Kitchen Renovation	1460	1	\$20,000.00	\$20,000.00			
TN053000001	Bathroom Renovation	1460	1	\$20,000.00	\$20,000.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350110 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2010		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TN053000001	Finishes	1460	1	\$4,000.00	\$4,000.00			
TN053000001	Non-Dwelling Structures	1470	1	\$20,000.00	\$20,000.00			
TN053000001	Development Activities	1499	1	\$10,000.00	\$10,000.00			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

[illegible]form **HUD-50075-SA** (04/30/2003)

ATTACHMENT No. 6: ARRA COMPETITIVE GRANT

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: McMinnville Housing Authority 301 Hardaway Street McMinnville, TN, 37110		Grant Type and Number Capital Fund Program Grant No: ARRA CFRC-Category 4, Option 2 Replacement Housing Factor Grant No: N/A Date of CFFP: NA Capital Fund Recovery Competition Grant			FFY of Grant: 2009 cfr FFY of Grant Approval: 2009
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report 6/30/2010					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	90,000.00	90,000.00	90,000.00	1,989.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	78,000.00	78,000.00	19,888.00	19,888.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	729,000.00	729,000.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	50,000.00	50,000.00	0.00	0.00
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.


² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report U.S. Department of Housing and Urban Development
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: McMinnville Housing Authority 301 Hardaway Street McMinnville, TN, 37110		Grant Type and Number Capital Fund Program Grant No: ARRA CFRC-Category 4, Option 2 Replacement Housing Factor Grant No: N/A Capital Fund Recovery Competition Grant Date of CFFP: N/A		FFY of Grant: 2009 CFRC FFY of Grant Approval: 2009	
Type of Grant <input checked="checked" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	947,000.00	947,000.00	109,888.00	21,876.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	824,000.00	824,000.00	0.00	0.00
Signature of Executive Director  Date: 6/29/10		Signature of Public Housing Director Date			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 MB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: McMinnville Housing Authority 301 Hardaway Street McMinnville, TN, 37110		Grant Type and Number Capital Fund Program Grant No: ARRA CFRC-Category 4, Option 2 CFFP (Yes/ No): N/A Capital Fund Recovery Competition Grant Replacement Housing Factor Grant No: N/A				Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TN053000001 Hardaway Homes	Program Administration	1410	1 LS	90,000.00	90,000.00	90,000.00	1,989.00	
TN053000001 Hardaway Homes	Fees and Costs	1430	1 LS	63,000.00	63,000.00	2,000.00	2,000.00	
TN053000001 Hardaway Homes	Conduct post construction Energy Audit	1430	1 LS	7,500.00	7,500.00	0.00	0.00	
TN053000001 Hardaway Homes	Conduct Green Assessment	1430	1 LS	7,500.00	7,500.00	17,888.00	17,888.00	
TN053000001 Hardaway Homes	Add 8" of additional attic insulation	1460	63,599 SF	60,000.00	60,000.00	0.00	0.00	
TN053000001 Hardaway Homes	Add wall insulation to un-insulated concrete block walls including replacement of exterior doors with insulated steel doors	1460	117,696 SF	585,000.00	585,000.00	0.00	0.00	
TN053000001 Hardaway Homes	Install water-efficient shower heads and faucet aerators	1460	80 DU	28,000.00	28,000.00	0.00	0.00	
TN053000001 Hardaway Homes	Insulate hot water heater tanks	1460	80 DU	8,000.00	8,000.00	0.00	0.00	
TN053000001 Hardaway Homes	Replace incandescent lighting fixtures	1460	80 DU	36,000.00	36,000.00	0.00	0.00	
TN053000001 Hardaway Homes	Replace old toilets with water-saving toilets	1460	40 DU	12,000.00	12,000.00	0.00	0.00	
TN053000001 Hardaway Homes	Resident Relocations	1495.1	80 EA	50,000.00	50,000.00	0.00	0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

[illegible]

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHA Name: McMinnville Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN43P05350109 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009
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☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☒ Revised Annual Statement (revision no: 3)
 ☐ Final Performance and Evaluation Report

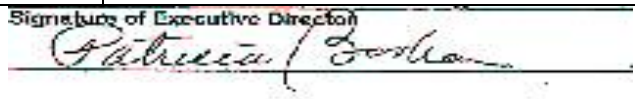
☒ Performance and Evaluation Report for Period Ending:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	0.00	0.00
2	1406 Operations	\$30,317.00	\$30,317.00	\$30,317.00	\$22,925.00
3	1408 Management Improvements	\$137,950.00	\$137,950.00	0.00	0.00
4	1410 Administration	\$72,500.00	\$74,600.00	0.00	0.00
5	1411 Audit	\$0.00	\$0.00	0.00	0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	0.00	0.00
7	1430 Fees and Costs	\$81,000.00	\$13,500.00	\$7,000.00	\$4,000.00
8	1440 Site Acquisition	\$0.00	\$0.00	0.00	0.00
9	1450 Site Improvement	\$71,226.00	\$71,226.00	\$71,226.00	\$34,901.00
10	1460 Dwelling Structures	\$339,564.00	\$418,964.00	0.00	0.00
11	1465 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	0.00	0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	0.00	0.00
13	1475 Nondwelling Equipment	\$3,000.00	\$0.00	0.00	0.00
14	1485 Demolition	\$0.00	\$0.00	0.00	0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	0.00	0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	0.00	0.00
17	1499 Development Activities	\$10,000.00	\$0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009 FFY OF Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$1,000.00	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$746,557.00	\$746,557.00	\$108,543.00	\$63,875.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
24	Amount of Line 20 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures		0.00	0.00	0.00
Signature of Executive Director  Date: 6/29/10		Signature of Public Housing Director _____ Date _____			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350109 Replacement Housing Factor Grant No:				Federal FY of Grant: 2009		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Transfer funds to operating budget	1406	1	\$30,317.00	\$30,317.00	\$30,317.00	\$22,965.00	
PHA-WIDE	Computer software	1408	1	\$2,000.00	\$0.00	0.00	0.00	
PHA-WIDE	Contract with City to provide police officer patrol	1408	1	\$70,000.00	\$0.00	0.00	0.00	
PHA-WIDE	Pay the cost for security lighting in all developments	1408	1	\$5,000.00	\$0.00	0.00	0.00	
PHA-WIDE	Pay fringe benefits for DEP Staff	1408	1	\$2,500.00	\$0.00	0.00	0.00	
PHA-WIDE	Salary for drug program coordinator	1408	1	\$12,000.00	\$0.00	0.00	0.00	
PHA-WIDE	Employee benefits for Res. Coordinator	1408	1	\$17,850.00	\$0.00	0.00	0.00	
PHA-WIDE	Resident coordinator	1408	1	\$26,100.00	\$0.00	0.00	0.00	
PHA-WIDE	Travel-Resident Coordinator	1408	1	\$500.00	\$0.00	0.00	0.00	
PHA-WIDE	Telephone service for Resident Activity Ctrs	1408	1	\$2,000.00	\$0.00	0.00	0.00	
PHA-WIDE	Capital Fund Management Fee	1410	1	\$72,500.00	\$74,600.00	0.00	0.00	
PHA-WIDE	Agency Plan Update	1430	1	\$6,500.00	\$6,500.00	0.00	0.00	
PHA-WIDE	A/E design services	1430	1	\$30,000.00	\$0.00	0.00	0.00	
PHA-WIDE	A/E inspection services	1430	1	\$15,000.00	\$0.00	0.00	0.00	
PHA-WIDE	CFP management assistance	1430	1	\$17,000.00	\$0.00	0.00	0.00	
PHA-WIDE	Environmental Review	1430	1	\$2,000.00	\$0.00	0.00	0.00	
PHA-WIDE	Hazard testing	1430	1	\$2,000.00	\$0.00	0.00	0.00	
PHA-WIDE	Conduct an energy audit.	1430	1	\$7,000.00	\$7,000.00	\$7,000.00	\$4,000.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Update flat rent study.	1430	1	\$1,000.00	\$0.00	\$0.00	\$0.00	
PHA-WDE	Utility allowance review.	1430	1	\$500.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Clerk of the Works	1460	1	\$65,430.00	\$65,430.00	\$0.00	\$0.00	
PHA-WIDE	Force Account Labor (and fringe benefits) for modernization activities.	1460	1	\$94,000.00	\$94,000.00	\$0.00	\$0.00	
PHA-WIDE	Replace existing central heating and cooling.	1460	10	\$40,000.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Computer hardware	1475	1	\$3,000.00	\$0.00	\$0.00	\$0.00	
PHA-WIDE	Contingencies	1502	1	\$1,000.00	\$0.00	\$0.00	\$0.00	
TN43P053003b	Develop new public housing units.	1499	1	\$10,000.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Install bath accessories: towel bars, paper holder, toothbrush holder, tumbler, soap dish.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Replace medicine cabinet.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Remove existing heater and install heat/light/vent in all bathrooms.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Replace GFI protected outlet in bathrooms.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Clean and regrout ceramic tile floor and base in bathroom.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Remove existing and install new ceramic tile base in bathroom.	1460	800	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Remove existing and install new ceramic tile floor in bathroom.	1460	1000	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Install new lavatory drain lines to tee in wall.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN43P053004a	Install new lavatory faucet.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Install new lavatory supplies and stops.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Replace water closet flange.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Remove existing and install new cementitious backer board and ceramic tile at tub.	1460	32	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Replace windows with new double hung insulated windows and insect screens.	1460	352	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Install new shade and curtain rod brackets.	1460	352	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Install new window sills.	1460	352	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004b	Install new public address system.	1460	1	\$20,000.00	\$20,000.00	\$0.00	\$0.00	
TN43P053001	Comprehensive modernization of dwelling units	1460	1	\$120,134.00	\$239,534.00	\$0.00	\$0.00	
TN43P053002	Demolish duplex and construct new parking and cul-de-sac	1450	1	\$71,226.00	\$71,226.00	\$71,226.00	\$34,901.00	
PHA-Wide	All management improvements	1408	1	\$0.00	\$137,950.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: McMinnville Housing Authority			Grant Type and Number Capital Fund Program No: TN43P05350109 Replacement Housing Factor No:			Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN43P053001 West Riverside	12/31/11			6/30/2013			
TN43P053003b West Riverside	12/31/11	NA	NA	6/30/2013	NA	NA	Work items deleted.
TN43P053004a West Riverside	12/31/11			6/30/2013			
TN43P053004b Spangler Tower	12/31/11			6/30/2013			
Computer Software	12/31/11	NA	12/31/09	6/30/2013			
Police Officers	12/31/11	NA	12/31/09	6/30/2013			
Security Lighting	12/31/11	NA	12/31/09	6/30/2013			
Fringe Benefits	12/31/11	NA	12/31/09	6/30/2013			
DEP Coordinator	12/31/11	NA	12/31/09	6/30/2013			
Res. Coord. Benefits	12/31/11	NA	12/31/09	6/30/2013			
Resident Coordinator	12/31/11	NA	12/31/09	6/30/2013			
Travel	12/31/11	NA	12/31/09	6/30/2013			
Telephone	12/31/11	NA	12/31/09	6/30/2013			
TN43P053002 West Riverside	12/31/11	NA	12/31/09	6/30/2013			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

PHA Name: McMinnville Housing Authority/	Grant Type and Number Capital Fund Program Grant No: TN43S05350109 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009 ARRA
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/ Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$94,000.00	\$94,000.00	\$94,000.00	\$81,442.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$63,715.00	\$46,698.00	\$46,698.00	\$46,698.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$106,374.00	\$42,913.00	\$42,913.00	\$24,269.00
10	1460 Dwelling Structures	\$655,332.00	\$760,443.00	\$760,443.00	\$760,443.00
11	1465 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$3,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$24,633.00	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

PHA Name: McMinnville Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN43S05350109 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009 ARRA FFY OF Grant Approval: 2009
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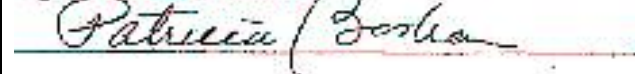
Type of Grant

☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☒ Revised Annual Statement (revision no: **3**)
 ☐ Final Performance and Evaluation Report

☒ Performance and Evaluation Report for Period Ending:

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$1,000.00	0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$944,054.00	\$944,054.00	\$944,054.00	\$912,852.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security – Hard Costs	\$655,332.00	\$760,443.00	\$760,443.00	\$760,443.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director



Date: 6/29/10

Signature of Public Housing Director

Date

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

[illegible]

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: McMinnville Housing Authority

Federal FY of Grant: 2009 ARRA

[illegible]

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

PHA Name: McMinnville Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN43P05350108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☒ Revised Annual Statement (revision no: 4)
 ☐ Final Performance and Evaluation Report

☒ Performance and Evaluation Report for Period Ending: **6/30/09**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$25,000.00	\$74,656.00	\$74,656.00	\$57,865.00
3	1408 Management Improvements	\$149,950.00	\$87,478.00	\$87,478.00	\$87,478.00
4	1410 Administration	\$74,500.00	\$74,500.00	\$74,500.00	\$74,500.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$32,977.00	\$42,406.00	\$42,406.00	\$41,836.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$386,056.00	\$382,443.00	\$382,433.00	\$310,439.00
11	1465 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$2,000.00	\$9,000.00	\$9,000.00	\$8,874.00
17	1499 Development Activities	\$75,332.00	\$75,332.00	\$75,332.00	\$75,332.00

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

PHA Name: McMinnville Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN43P05350108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008 FFY OF Grant Approval: 2008
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Type of Grant

- ☐ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☒ Revised Annual Statement (revision no: 4)
 ☐ Final Performance and Evaluation Report
- ☒ Performance and Evaluation Report for Period Ending:

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00	\$0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00	\$0.00
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$745,815.00	\$745,815.00	\$691,588.00	\$656,325.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of Line 20 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director 	Signature of Public Housing Director	Date
Date: 6/29/10		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350108 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Transfer funds to operating budget	1406	1	\$25,000.00	\$74,565.00	\$74,565.00	\$57,865.00	
PHA-Wide	Computer Software	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Contract with City to provide police officer patrol	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Pay the cost for security lighting in all	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Pay fringe benefits for DEP Staff	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Salary for drug program coordinator	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Employee benefits for Res. Coordinator	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Resident coordinator	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Travel/Resident Coordinator	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Telephone Service for Resident Activity Centers	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Hire a Vista Worker	1408	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Advertising	1410	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Capital Fund Management Fund	1410	1	\$74,500.00	\$74,500.00	\$74,500.00	\$74,500.00	
PHA-Wide	PHA staff salaries (Mod Coordinator)	1410	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Agency Plan Update	1430	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	A/E design services	1430	1	\$12,972.00	\$28,581.00	\$28,581.00	\$28,581.00	
PHA-Wide	A/E inspection services	1430	1	\$17,005.00	\$10,825.00	\$10,825.00	\$10,825.00	
PHA-Wide	CFP Management Assistance	1430	1	\$0.00	\$0.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350108 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA-Wide	Environmental Review	1430	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Hazard Testing	1430	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Update a flat rent study	1430	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Utility allowance review	1430	1	\$500.00	\$500.00	\$500.00	\$500.00	
PHA-Wide	Install new laboratory faucet	1460	50	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Replace existing showerheads with energy efficient showerheads	1460	1	\$963.00	\$963.00	\$963.00	\$963.00	
PHA-Wide	Clerk of the Works	1460	1	\$64,490.00	\$32,872.00	\$32,872.00	\$32,872.00	
PHA-Wide	Replace selected interior light fixtures with fluorescent fixtures	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Force Account Labor (and fringe benefits) for modernization activities	1460	1	\$58,103.00	\$68,859.00	\$68,859.00	\$68,859.00	
PHA-Wide	Install new kitchen sink faucet	1460	50	\$0.00	\$0.00	\$0.00	\$0.00	
PHA-Wide	Replace water heater	1460	80	\$0.00	\$3,229.00	\$3,229.00	\$3,229.00	
PHA-Wide	Computer Hardware	1475	1	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053003b	Develop new public housing units.	1499	1	\$75,332.00	\$75,332.00	\$75,332.00	\$75,332.00	
TN43P053003c	Add parking and a cul – de – sac on Cope Street	1450	1	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053003c	Demolish 2-bedroom unit at the end of Cope Street	1485	1	\$0.00	\$0.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: McMinnville Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN43P05350108 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TN43P053004a	Renovate bathrooms in D-1 buildings	1460	16	\$0.00	\$1,254.00	\$1,254.00	\$1,254.00	
TN43P053004b	Convert three 0-bedroom units to two 1-bedroom units	1460	3	\$3,000.00	\$4,181.00	\$4,181.00	\$4,181.00	
PHA-Wide	All management improvements.	1408	1	\$149,950.00	\$87,478.00	\$87,478.00	\$87,478.00	
TN43P053001	Structural and general repairs at 305/307 Rainbow Street	1460	1	\$13,000.00	\$12,885.00	\$12,885.00	\$12,885.00	
TN43P053003c	Demolition applications costs.	1430	1	\$2,500.00	\$2,500.00	\$2,500.00	\$1,930.00	
TN43P053003	Building exterior (windows)	1460	1	\$0.00	\$0.00	\$0.00	\$0.00	
TN43P053004a	Renovate bathrooms in 1,2 and 3 bedroom units	1460	1	\$246,500.00	\$258,200.00	\$258,200.00	\$186,196.00	Moved from year 2009 budget
PHA-Wide	Relocation	1495.1	1	\$2,000.00	\$9,000.00	\$9,000.00	\$8,874.00	Moved from year 2007 budget

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: McMinnville Housing Authority					Federal FY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date	
TN43P053003b	06/30/09	03/31/10	6/30/2011		
TN43P053004a	06/30/09	03/31/10	6/30/2011		
Computer Software	06/30/09	03/31/10	6/30/2011		
Police Officers	06/30/09	03/31/10	6/30/2011		
Security Lighting	06/30/09	03/31/10	6/30/2011		
Fringe Benefits	06/30/09	03/31/10	6/30/2011		
DEP Coordinator	06/30/09	03/31/10	6/30/2011		
Utility Review	06/30/09	03/31/10	6/30/2011		
Res. Coordinator	06/30/09	03/31/10	6/30/2011		
Res. Coordinator Benefits	06/30/09	03/31/10	6/30/2011		
Travel	06/30/09	03/31/10	6/30/2011		
Telephone	06/30/09	03/31/10	6/30/2011		
Staff Training	06/30/09	03/31/10	6/30/2011		
TN43P053004b	06/30/09	03/31/10	6/30/2011		
TN43P053001	06/30/09	03/31/10	6/30/2011		
TN43P053003c	06/30/09	03/31/10	6/30/2011		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program – Five Year Action Plan

U.S. Department of Housing and Urban Development
OFFICE OF PUBLIC AND INDIAN HOUSING
Expires 4/30/2011

PART I: SUMMARY						
PHA Name/Number McMinnville Housing Authority / TN053			Locality (City/County & State) McMinnville /Warren Co., Tennessee		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	Physical Improvements Subtotal	Annual Statement	\$414,000.00	\$414,000.00	\$414,000.00	\$414,000.00
C.	Management Improvements		\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00
E.	ADMINISTRATION		\$51,000.00	\$51,000.00	\$51,000.00	\$51,000.00
F.	Other		\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$750,000.00	\$750,000.00	\$750,000.00	\$750,000.00
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		\$750,000.00	\$750,000.00	\$750,000.00	\$750,000.00

PART I: SUMMARY (CONTINUATION)						
PHA Name/Number McMinnville Housing Authority / TN053			Locality (City/county & State) McMinnville / Warren Co., Tennessee		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
		Annual Statement				
	TN053000001		\$750,000.00	\$750,000.00	\$750,000.00	\$750,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2012 FFY 2012			Work Statement for Year: 2013 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
SEE						
ANNUAL	TN053000001			TN053000001		
Statement	Comprehensive Modernization including: Site improvements, building exterior, kitchen and bath renovations, electrical, mechanical, plumbing, finishes, carpentry, and HVAC and unit conversions		\$414,000.00	Comprehensive Modernization including: Site improvements, building exterior, kitchen and bath renovations, electrical, mechanical, plumbing, finishes, carpentry, and HVAC and unit conversions		\$414,000.00
	Subtotal of Estimated Cost		\$414,000.00	Subtotal of Estimated Cost		\$414,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2014 FFY 2014			Work Statement for Year: 2015 FFY 2015		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Statement	TN053000001			TN053000001		
	Comprehensive Modernization including: Site improvements, building exterior, kitchen and bath renovations, electrical, mechanical, plumbing, finishes, carpentry, and HVAC and unit conversions		\$414,000.00	Comprehensive Modernization including: Site improvements, building exterior, kitchen and bath renovations, electrical, mechanical, plumbing, finishes, carpentry, and HVAC and unit conversions		\$414,000.00
	Subtotal of Estimated Cost		\$414,000.00	Subtotal of Estimated Cost		\$414,000.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2011	Work Statement for Year 2012 FFY 2012		Work Statement for Year: 2013 FFY 2013	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SEE	TN053000001		TN053000001	
ANNUAL	Operations	\$50,000.00	Operations	\$50,000.00
Statement	Management Improvements	\$150,000.00	Management Improvements	\$150,000.00
	Administration Fee	\$75,000.00	Administration Fee	\$75,000.00
	Fees and Costs	\$51,000.00	Fees and Costs	\$51,000.00
	Non-Dwelling Equipment	\$10,000.00	Non-Dwelling Equipment	\$10,000.00
	Subtotal of Estimated Cost	\$336,000.00	Subtotal of Estimated Cost	\$336,000.00

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 2014 FFY 2014		Work Statement for Year: 2015 FFY 2015	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SEE	TN053000001		TN053000001	
ANNUAL	Operations	\$50,000.00	Operations	\$50,000.00
	Management Improvements	\$150,000.00	Management Improvements	\$150,000.00
	Administration Fee	\$75,000.00	Administration Fee	\$75,000.00
	Fees and Costs	\$51,000.00	Fees and Costs	\$51,000.00
	Non-Dwelling Equipment	\$10,000.00	Non-Dwelling Equipment	\$10,000.00
	Subtotal of Estimated Cost	\$336,000.00	Subtotal of Estimated Cost	\$336,000.00